Town of Monroe Planning Board Workshop Meeting MINUTES

— 09/09/2021

Town of Monroe Planning Board Workshop Meeting (Thursday, September 9, 2021)

Generated by Norinne McSweeney

Members present
Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

Members absent:
Pat Shea

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. **Welcome**

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. **Returning Projects**

Action, Discussion: 2.1 **Target** (0190-2021) SBL # 2-1-38 128 Bailey Farm Road

Kevin Van Hise - Kimley-Horn representing Target

received comments from the board attorney and the landscape architect we addressed those comments in the submission this afternoon
the landscape architect asked for additional shrub to be added to one of the parking islands and additional shrubs closet to behind the storage container - all changes made as per her request
made notations changes per the request of the boards attorney
we were asked to change the type of evergreens cryptomeria, added a note requested that no existing plant material should be removed and the final location should be verified in the field, added juniper shrubs to the island area, also asked that we add leather leaf viburnum seven of those under the existing pine oaks

Mr. Arnott location sheet note existing lot SBL

Ms. Torre map notions changes, some were made some were not completely done and I have

made some changes. I made them conditions of the resolution as to not impact anything. In the project description box the accessory storage containers clarify storage of extra retail merchandise, second sentence replaced with addition of landscaping to provide visual screening of storage containers is to be maintained in a healthy and vibrant condition diseased and dying tree shall be replaced in kind to the satisfaction of the building inspector.

reviewed the resolution of approval

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to offer the foregoing resolution as amended.

Motion by Jason Czerwinski, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

Absent: Pat Shea

Action, Discussion: 2.2 **DG Realty Management** (0172-2019) SBL # 69-1-1.2 Schunnemunk Road

no appearance by the applicant

Ms. Torre reviewed status in regards to the Village of Monroe road for access. This applicant has been presenting that it was gaining access from a new or extended village street, in particular the last few meeting the board has been asking for more information about the status of the village subdivision approval and the status of the village dedication of the road. This is really a threshold issue of access and where the subdivision is going to get access from. To get confirmation from the Village Board of Trustees is really the next step as to whether they are going to accept the roadway offered for dedication. So I would ask the board to approve a motion to authorize me to draft a letter on your behalf to the board of trustees asking them to confirm their intent in this regard.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion that we have our planning board attorney prepare a letter to be submitted to the village of Monroe board of trustees requesting clarification as to the future status of the road connection to DG Management property which is within the Village of Monroe.

Motion by Chairperson - Bonnie Franson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

Absent Pat Shea

Action, Discussion: 2.3 **Smith Farm Open Space** (0185-2020) SBL # 69-1-1.2

Mark Siemers - Pietrzak & Pfau Engineering

Joel Mann - Brach & Mann

the project is an amendment to the approved open space of the Smith Farm Project which spans between the Village and the Town of Monroe
the area was approved as a multi-purpose area open field in phase 4 on the other side of utility lines
the owner would like to construct a pool and playground area with some parking spaces so the residents can use the area more actively.
last before you in March of 2020 with a plan that has now been slightly revised
removed pavilion and shifted the playground over
the last meeting a request for documents in this submittal I have included the approval documents from the original approval in 2015 including the subdivision plans which is a large 65 sheet set, sent a couple of 11 x 17
submitted Village of Monroe approval resolution, Town of Monroe approval resolution, the SEQRA finding statement, the amended SEQRA finding statement, as well as 3 different homeowners documents
shifted playground down in front of pool
shifted sidewalks around
added a pool house for changing rooms and bathrooms
provided water and sewer services which run down the access drive and connect to the approved infrastructure on Smith Farm road
verified Town of Monroe zoning map that the zoning districts have not changed
provided zoning district lines on the map for clarity
verified utility easement O&R added label, been in touch with O&R as we need to cross easement now
verified that the wetland buffer where the outlet to the dry swale is the town wetland buffer
the area was studied as part of the cultural resource survey with original SEQRA the EIS
there was a phase 1a1b and a phase 2
this area was already approved to be cleared with phase 3 & 4 in the original site plan
at last meeting discussed tree survey done these maps have already been filed and the area has already been cleared no trees to survey at this time
entire subdivision has been filed all 4 phases
phase 3 is being done now
last meeting inquired about commercial or non-commercial - as defined in the town zoning code this will be a non-commercial utilized by the residents of the subdivision
reviewed non-commercial pool regulations and provided a landscape plan or tree plan for screening of the rear and side yards

the actual pool, playground and parking area will be completed with phase 4

Chairwoman Franson if I was to look at the plan set where would it show that it was a multi-purpose area?
Mr. Siemers on the grading plan 3 sheet sp12 there is a notation multi-purpose are maximum elevation 890. Also mentioned in the findings statement and resolution of approval.

Mr. Arnott
need an revised or any EAF
for SEQRA is the applicant looking to be consistent with the findings for overall subdivision and site plan or what is your intent for SEQRA review

Mr. Siemers when we originally submitted in March 2020 an application and EAF was with that submission

Ms. Torre the EAF needs to be revised as the plans have been revised and there is more disturbance now, there's bathrooms which use water and sewer and additional parking spaces now 22 proposed
the EAF needs to reflect whatever is proposed currently

Mr. Arnott comments continued:
removal of water storage tank is there an agreement with the village

Mr. Siemers yes if you look under the water section of the village resolution of approval. The project was designed to function off its own water tower on this site. Got health department approval and was before the Village board for approval, at the time the Village was looking to upgrade their own water storage tower that was located in an adjoining project. The water superintendent in the village came up with the idea that there would be an option for the approval, the option would be that the applicant would pay a certain amount of money towards the upgrade of the adjoining water tower and that would operate this project with the elimination of that water tower to avoid 2 towers next to them. That is all in the amended findings.

Ms. Torre we need a copy of that agreement. In the amended findings and in the village resolution it did talk about that as an alternative that required the agreement.
Mr. Siemers this was all reanalyzed last year when the Town formed the water district. I will forward that to you.

Mr. Arnott comments:
you said you verified zoning code since the change in the code and the approval, but I noticed

the ridgeline protection overlay is missing on this plan

Mr. Arnott and Mr. Siemers had a discussion regarding the ridgeline protection overlay and how it is related to or not related to the project.

Mr. Arnott need some evaluation of the disturbance and what permits would be necessary to get this reviewed and approved for SEQRA
comparing the disturbance and storm water evaluation for the disturbance, how that would be treated with amended SWPP.

Mr. Siemers we are still working on the stormwater, as far as disturbance it is exactly the same as what was approved there's no knew in this area.

Ms. Torre there need to be something maybe a narrative comparing this is the disturbance quantified what was depicted visually, what was approved, what was shown back in 2015 and s being proposed now adding additional parking spaces additional impervious surfaces that weren't previously proposed needs to be evaluated. As Mr. Arnott mentioned some type of consistency slash comparative analysis between how these changes compare to what was previously approved. Any other information that needs to be looked at to make determination under SEQRA.
Ms. Torre this whole project was a type one action I believe the Village Planning Board was lead agency and the Town joined in their findings as a colleague so this will need to be referred to the Village as they would be approving the water connection since you are now adding the additional pool house. They would be an involved agency anyway. So once the revised EAF and the analysis of changes and their impacts and whether they fall within what was previously studied and mitigated this is what the 2 boards would have to look at.

Open discussion regarding lead agency as far as SEQRA is concerned as the Village was the original lead agency on the whole project, but now this amendment falls within the town part of the project. There can be 2 finding statements the original one and now the amended one.

Ms. Torre as far as the SEQRA consistency type analysis need to look at how the open space fits in with the overall percentage of open space that was approved or required from the prior approval and whether it changes the breakdown of how much active versus passive.

Mr. Siemers when we submitted in March of 2020 we went before Village of Monroe Planning Board prior to coming here to make them aware of what we were doing and to get their opinion on what we needed to do they deferred to your board to make the decisions, but to keep them inform. I did let Mr. O'Rourke the Village Engineer know about this submission as well.

Ms. Torre this board needs to be in touch with them and figure out the level of involvement as it does impact potentially the prior findings that both the village and the town how to move forward and make sure things aren't changing in the prior findings.

Ms. Torre needs to be referred to OCDP for GML review
public hearing is discretionary, if you have one then it would go to neighboring municipalities
indicate on the plan the number of bathrooms proposed for water and sewer service evaluation
last meeting you mentioned the pools would be filled by vendor versus coming from the village. one of the findings did contemplate that the village would supply water for recreation areas so that is something that would be changed maybe amended to the findings also specify on the plans where the water is coming from an outside vendor.
Mr. Siemers or discuss the water with the village as there wasn't a water line at the time but now there is going to be one.
Ms. Torre so that is something that goes to SEQRA because when the Village committed to supplying water to the recreation areas it was only one pool not two or not the multi-purpose area as there were no water lines for that area.
non-commercial swimming pool the requirements are in town code 57-42 spell out the requirements on the plan
not sure if the board wants the landscape architect involved or not
drainage which Mr. Arnott would be reviewing or certifying that the drainage of the pool is adequate and would not interfere with the public water supply system with existing sanitary facilities or with public streets.
the board has architectural review and you are proposing new structures, bathroom facilities that is under town code 57-31 explains what's necessary for architectural review

Mr. Siemers at the monitor explaining the grading and he is inaudible

Ms. Torre public improvement security agreement needs to be amended if your adding the improvements into phase 4

Member Manson want to understand more about the visibility of the site, what is the distance between these facilities and the Mary Crest Facility. Shown on the plans on the tv. Is the pool house 1 story?
Mr. Mann yes one story

Member Vaccaro is this a second pool or a first pool? Are there playgrounds in the community? are spaces dedicated for pool visitors or will they be extra parking spaces for the community. Will there be sidewalks to this facility.
Mr. Siemers 2nd pool, no other playgrounds, no designation on the parking, there will be an

access drive up to the parking area and then sidewalks off the parking, there will be no sidewalks along the access drive.

Chairwoman Franson this is an additional pool area? where is the first one? has it been constructed yet? When will it be constructed? You said no other playgrounds in the area?
Mr. Siemers yes second pool. In phase one and no it has not been constructed yet, the clubhouse is being finished. I will have to ask the owners. And correct no other playgrounds were approved .
Mr. Mann there is green space and walking trails that are being utilized as playgrounds no specific equipment.

Chairwoman Franson primary comment is what's being constructed and when? When pool 1 would be done and just getting the sense of demand for the second pool.
moving forward we need the revised EAF
need to coordinate with the village

Member Vaccaro couple of follow up questions:
regarding the lack of sidewalks how far will a child have to walk from the townhouse to the pool, would they be walking in the street, and how wide is the street. Those are follow ups no need to answer now.

Action, Discussion: 2.4 Yoel Shtosel - Arch (0194-2021) SBL # 1-1-87 501 Rt 208

Joel Mann Brach & Mann

basically from last meeting improvements clarification
listed materials refer to the details, the specs and the materials
some of the sidings and materials
added cultured stone on ramp
black metal railing and the wooden railing will be removed
pictures from all sides actual colors
regarding the ac and the screening need about 20" so we will be screening that
last time question on sign we did a calculation on the square footage 2 square feet for every linear length - we are in compliance with that
will change fixtures to meet out 3000K

Open Discussion:
on the lights requested that it be also put on the material list with specifications model name, shield being used, include recessed lighting and the scone lights
labeling on plan sheets
specify specific materials and distances on the ac screening/enclosure
on the materials list items 1 & 3 the siding specify the type of material and the colors

material list needs to show the metal railing and the material going to be used
the signs materials and colors should be listed and identified with specifications
the ramp tread material should be added as well
landscaping details
spoke on back door exact location and what do you exit on to
specify on the material list what is new and what is existing
discussed the cultured stone

draw up a resolution it'll amend the prior resolution

3. **Minutes**

Action, Discussion: 3.1 May 18, 2021

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the May 18, 2021 minutes.

Motion by Lisa McQuade, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Jason Czerwinski, Jeff Manson, John Allegro

Abstain: Anthony Vaccaro, Chairperson - Bonnie Franson

Absent: Pat Shea

Action, Discussion: 3.2 July 20, 2021

no quorum

Action, Discussion: 3.3 August 12, 2021

not attached into one document

Action, Discussion: 3.4 August 17, 2021

not ready

4. **Adjournment**

Action, Discussion: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn the meeting.

Motion by Chairperson - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

Absent: Pat Shea